

211 Fort Washington Associates, LLC
211 West Fort Street, Suite 1604
Detroit, MI 48226
313-965-5120

June 26, 2014

Tina Church
General Services Administration
230 S Dearborn Street, Room
Chicago, IL

Dear Tina:

Enclosed are the Building Standard selections for the new suite on the 13th floor for the Department of Labor, EBSA.

Paint – Sherwin Williams – SW1150; Linen Cloth
Carpet – Patcraft – Strut Your Stuff; Samba; 09312
Cove Base – Roppe – 4”, Flax – 632

If you could also do me a favor – could you return the samples to me – we took them out of our “office books”. I have enclosed a return FedEx envelope.

Please feel free to contact me if you should have any questions or concerns.

Thanks for your help.

(b) (6)

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No-10 TO LEASE NO. GS-05B-17913
ADDRESS OF PREMISES 211 West Fort Street Building 211 West Fort Street Detroit, MI 48226-3269	

THIS AGREEMENT, made and entered into this date by and between 211 Fort Washington Associates, LLC

whose address is: 211 West Fort Street, Suite 1616
Detroit, MI 48226-3269

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. Lease Amendment No. 10 issued to Decrease total Usable-Rentable square foot associated with the lease, to convert to a 1.00 (0%) common area factor and correct rental rate for space under the lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective September 2, 2014 as follows:

Use of the GSA Form 276 Supplemental Lease Agreement has been discontinued. All References in the lease to "GSA Form 276" or Supplemental Lease Agreement" Shall now hereby construed to mean "Lease Amendment".

- Office space consisting of 18,736 Usable square feet (18,736 Rentable), plus 20 off-site parking spaces, on the thirteenth floor of the building at 211 West Fort Street Detroit, Michigan 48226, as shown on the attached base plans, "Exhibit A" to be used for such purposes as determined by the General Services Administration. All parking costs are to be included in the rent to be paid to the Lessor.

The new combined annual rent for Lease GS-05P-LMI17913 beginning on September 2, 2014 will be \$ 504,635.78 or \$24.45 per RSF, \$24.45 USF (Rate per SF excludes parking rental. Parking is billed per parking space).

This Lease Amendment contains 1 pages.

All other terms and conditions of the lease shall remain in force and effect.
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:211 FORT WASHINGTON ASSOCIATES, LLC

FOR THE GOVERNMENT:

Signature: _____
Name: _____
Title: _____
Entity Name: _____
Date: _____

Signature: _____
Name: _____
Title: Lease Contracting Officer
GSA, Public Buildings Service, _____
Date: _____

THE LESSOR BY:

Signature: _____
Name: _____
Date: _____

Signature: _____
Name: _____
Title: _____
Date: _____

Rental Rates in Annual Dollars

Block	Agency	USF	RSF	Struct Parking	Struct Parking Rental	Shell Rent	Real Estate Taxes	Operating	Total
A	USMS	900	900	2	(b) (4)				\$ 26,269.83
B	BLS	2,133	2,133	0					\$ 52,163.31
C	WHD	5,519	5,519	5					\$ 146,069.18
D	OIG	1,866	1,866	4					\$ 54,513.71
E	BAT	1,301	1,301	2					\$ 36,256.43
F	OLMS	2,671	2,671	3					\$ 71,980.29
G	OFCCP	3,426	3,426	3					\$ 90,444.09
H	ASAM	920	920	1					\$ 24,718.94
Total		18,736	18,736	20	\$ 44,400.00	\$ 273,216.90	\$ 42,022.15	\$ 142,776.73	\$ 502,415.78

Rental Rates per Parking Space & Per Square Foot

Block	Agency	USF	RSF	Struct Parking	Struct Parking Rate per Space	Shell Rent	Real Estate Taxes	Operating	Total Rate per Sq Foot (Parking Separate)
A	USMS	900	900	2	(b) (4)				\$ 24.45
B	BLS	2,133	2,133	0					\$ 24.45
C	WHD	5,519	5,519	5					\$ 24.45
D	OIG	1,866	1,866	4					\$ 24.45
E	BAT	1,301	1,301	2					\$ 24.45
F	OLMS	2,671	2,671	3					\$ 24.45
G	OFCCP	3,426	3,426	3					\$ 24.45
H	ASAM	920	920	1					\$ 24.45
Total		18,736	18,736	20					

2. Effective September 2, 2014 the Government Shall occupy 18,736 Rentable 18,736 Usable square feet of space twenty (20) Structured Parking Spaces.
3. 16. For purposes of computing Operating Cost Escalations in accordance with SFO GS-05P-LMI19173, Paragraphs 3.7 it is agreed that the revised Base Operating Cost for adjustment shall be \$107,919.36 or \$5.76 per Rentable Square Foot (Based on 18,736 Rentable Square Feet).
4. 17. For purposes of computing Real Estate Tax Adjustments in accordance with SFO GS-05P-LMI19173, Paragraphs 3.4 it is agreed that the Government occupies 4.18% of the building of which the government will pay its share of the taxes when they exceed the base year. (447,809 Square feet Building divided by 18,736 Rentable Square feet occupied by Government)
5. 19. The Lease Common Area Factor is 1.00 (18,736 Rentable Square Feet divided by 18,736 Usable Square Feet of space). It is agreed upon by the 211 W. Fort Associates that on June 31, 2014 the Government shall remove all business and personal items from the office space and old rent will cease upon acceptance and occupancy of Suite 1317 on July 1, 2014 rent shall cease for Suite 1310.

INITIALS: _____ & _____
LESSOR GOV'T

6. In order to complete the decrease in lease space construction the 211 West Fort Washington Associates, LLC of GS-05P-LMI17913 will be provided a lump sum payment for construction work to be performed in Suite 1317, the Lessor provided Tenant Improvement Estimates for necessary improvements to relinquish existing space suite 1310 and relocate to Suite 1317 for total Cost build out and construction cost of \$ 32,499.00. The Lessor will provide build out and construction in the amount of \$ 34,499.00 one time Lump Sum Payment. The Lessor receiving payment of the Lump sum payment following the completion and acceptance of all construction, material, labor, permits, oversight and fees associated with the agreed upon terms below.

This Notice to Proceed only approves a total lump-sum payment amount of \$32,499.00. Any additional expenditure must be approved by the Lease Contracting Officer in writing.

- Carpentry —which includes skim coating walls to a paint ready finish, install new doors and hardware, repair ceiling grid and install ceiling tiles, prime and paint all walls and paint window pockets.
- In lieu of archway we will demo existing demising wall and hallway door. Fill in door opening with drywall and install owner supplied vinyl on hallway side. Rework ceiling grid to match existing.
- Provide three new doors
- Provide three new locksets and five cores
- Provide electrical, phone and data as needed. Provide light switching for all offices
- Install 111 yards of building standard carpet and 266 feet of new cove base
- Provide labor to relocate existing furniture from old suite to new
- Provide and install Liebert self-contained unit for cooling of data equipment.

SUBTOTAL

15% overhead and profit

TOTAL

(b) (4)

\$32,499.00

Should the Department of Labor - EBSA request changes, these change must be documented, cost proposals received, and the change order must be approved in writing by the GSA Lease Contracting Officer before the change can be made, since additional funds may be required from EBSA before proceeding. The Lessor will not get reimbursed for any change order not approved by the Lease Contracting Officer.

The Lease Amendment #10 shall establish the lump sum payment not to exceed \$32,499.00 to reimburse the Lessor for construction, material, labor, permits, oversight and fees associated with relocation from 211 West Fort Street thirteenth (13) floor suite 1310 to suite 1317 and construction of new office space.

It shall be noted that the Government intends to pay lump sum of \$32,499.00; this amount of \$ 32,499.00 is determined to be mutually agreed upon by 211 Fort Washington and Associates, LLC.

Any changes and alterations to the scope of work/line items or delivery time under this contract must be authorized in advance and in writing by the Contracting Officer; otherwise, the contractor assumes all risks and consequences for performing work or changes requested by anyone not authorized to issue such order.

All other terms and conditions of the lease shall remain in force and effect.

Upon successful completion and acceptance by the GSA Contracting Officer, the Lessor shall provide an invoice via mail to:

GSA Office of Finance	US General Services Administration
P.O. Box 17181	Tina Church, Realty Specialist
Ft. Worth, TX 76102	230 S. Dearborn Street, Suite 3300
	Chicago, IL 60604

INITIALS: _____ & _____
LESSOR GOV'T

Or, the invoice may also be sent electronically too by going to the following website: www.finance.gsa.gov
*The invoice needs to reference PS# _____ and contract #GS-05P-LMI17913

211 Fort Washington Associates, LLC

Tax #

DUNS

(b) (4)

INITIALS: _____ & _____
LESSOR GOV'T

Kom
 SGA

REIMBURSABLE WORK AUTHORIZATION (See instructions on Page 4)				Unless specified otherwise, the authority for this agreement is 40 U.S.C. § 592(b)(2).	
1. DATE OF REQUEST 07/01/2014		2. RWA NUMBER (GSA Use Only)		3. TYPE OF REQUIREMENTS (GSA Use Only) <input type="checkbox"/> SEVERABLE <input type="checkbox"/> NON-SEVERABLE <input type="checkbox"/> GOODS	
4. AGENCY AND BUREAU NAME U S Department of Labor/ Employee benefits Security Administration				5. WORK LOCATION U S Department of Labor/EBSA 211 W Fort Street Detroit, MI 48226	
6A. AGENCY CONTACT NAME Vernon Spears				6E. AGENCY CONTACT'S ADDRESS U S Department of Labor/ OASAM 230 S Dearborn Street Chicago, IL 60604	
6B. AGENCY CONTACT'S TELEPHONE NUMBER 312.353.0769		EXTENSION 137			
6C. AGENCY CONTACT'S E-MAIL spears.vernon@dol.gov				7. DESCRIPTION OF REQUIREMENTS (attach Statement of Work, as necessary)	
6D. AGENCY CONTACT'S FAX NUMBER 312.353.0127				See attached GSA approved estimate of cost	
8. AMENDMENT RWA amendment provided to change total authorized amount by		9A. BILLING TYPE (See Instructions) I		9B. BILLING TERMS (See Instructions) M	
\$ 26,911.78		from \$ 15,000		to \$ 43,911.78	
10A. AGENCY LOCATION CODE 16012005		10B. FISCAL STATION NUMBER (DOD ONLY)		10C. REQUISITION IDENTIFICATION NUMBER	
13A. AGENCY ACCOUNTING DATA (Limited to 130 characters) 1117001414ad201417000001143CINRO300003OAS003C1NRO3 E1552		13B. AGENCY FUND YEAR 14		11. REQUESTED WORK DATES A. START 07/01/2014 B. COMPLETION 09/01/2014	
13C. FUND TYPE Please check Fund Type. If applicable, also check RECOVERY ACT - see instructions. <input checked="" type="checkbox"/> ANNUAL APPROPRIATION <input type="checkbox"/> NO-YEAR APPROPRIATION <input type="checkbox"/> MULTIPLE YEAR APPROPRIATION <input type="checkbox"/> RECOVERY ACT		13D. EXPIRATION DATE OF OBLIGATIONAL AUTHORITY		12. AGENCY CERTIFIED AMOUNT \$40,096.82	
13E. AGENCY/CUSTOMER BUSINESS PARTNER NETWORK/DATA UNIVERSAL NUMBERING SYSTEM NUMBER (BPN/DUNS) 943992107		13F. AGENCY/CUSTOMER ORDER NUMBER RE3 14 0003		14A. AGENCY BILLING CONTACT E-MAIL ADDRESS spears.vernon@dol.gov	
13G. TREASURY ACCOUNT SYMBOL 16 14 0104				14B. AGENCY FINANCE BILLING OFFICE U S Department of Labor/OASAM	
				14C. STREET ADDRESS 230 S Dearborn Street	
				14D. CITY Chicago	
				14E. STATE IL	
				14F. ZIP CODE 60604	
				15A. FUNDING AGENCY CODE (FPDS) 16	
				15B. FUNDING OFFICE CODE (FPDS) 1605	
GENERAL SERVICES ADMINISTRATION INTERNAL CUSTOMER OR INTERFUND CUSTOMER ONLY					
16. FED CODE		17. PEGASYS DOCUMENT NUMBER		18. PEGASYS ACCOUNTING LINE NUMBER	
				19. FUND CODE	
				20. INTERFUND YEAR	
By its signature below, the Requesting Agency certifies (a) that all special funding and procurement requirements of the Requesting Agency, including statutory or regulatory requirements applicable to the funding being provided by the Requesting Agency, have been disclosed to GSA; (b) that all internal reviews/approvals required by the Requesting Agency prior to placing this RWA with GSA have been completed; (c) that the Requesting Agency has a bona fide need in the current fiscal year for the work described in this RWA; (d) that the funds identified by the Requesting Agency in this RWA are legally available for further obligation and expenditure by GSA in furtherance of the work described in this RWA; and (e) that the Requesting Agency accepts the General Terms and Conditions set forth on page 3 of this RWA. Further written assurances regarding funding availability may be required depending on the facts and circumstances of individual requests.					21B. DATE 09/02/2014
21A. SIGNATURE (b) (6)					
21C. NAME OF FUND'S CERTIFYING OFFICIAL Vernon Spears				21D. CERTIFYING OFFICIAL'S E-MAIL ADDRESS spears.vernon@dol.gov	
21E. TELEPHONE NUMBER OF CERTIFYING OFFICIAL		PHONE NUMBER 312.353.0769		EXTENSION 137	

NOTE: The General Services Administration will bill in accordance with Federal Management Regulation (41 CFR) Section 102-85.195. It is anticipated that the Agency Certified Amount provided in Block 12 will be sufficient to complete the work requirements of the Requesting Agency. If it is determined that the funds provided by the Requesting Agency will be insufficient to complete the work requested under this agreement, GSA will seek an amended RWA from the Requesting Agency for additional funding prior to incurrence of costs above the Agency Certified Amount.

FOR GENERAL SERVICES ADMINISTRATION USE ONLY

22. PROJECT CONTROL NUMBER	23A. SUMMARY ORGANIZATION CODE	23B. LEASE NUMBER	23C. BUDGET ACTIVITY (Check One) <input type="checkbox"/> PG53 <input type="checkbox"/> PG61 <input type="checkbox"/> PG80	23D. WORK ITEM NUMBER
23E. CUSTOMER BILLING OFFICE ADDRESS CODE (BOAC)		23F. CORRESPONDENCE SYMBOL		23G. AGENCY BUREAU CODE
24A. AGREED-UPON INITIAL CONTRACT AWARD DATE	24B. ESTIMATED COMPLETION DATE	25. BRIEF PROJECT DESCRIPTION (limited to 25 characters)		
26. ACTION (Check one) <input type="checkbox"/> NEW <input type="checkbox"/> CANCELLED <input type="checkbox"/> CHANGE <input type="checkbox"/> COMPLETE		27. PLEASE CHECK IF APPROPRIATE <input type="checkbox"/> HEATING OPERATIONS AND TRANSMISSION DISTRICT (HOTD) - NCR Only <input type="checkbox"/> OVERTIME UTILITIES <input type="checkbox"/> PLANS ATTACHED <input type="checkbox"/> SUPPLEMENTAL LEASE AGREEMENT		
28A. ORGANIZATION CODE	28B. BUILDING NUMBER	28C. FUNCTION CODE	28D. OBJECT CLASS	28E. TOTAL
28F. GRAND TOTAL				\$
29A. GSA PROJECT CONTACT NAME				
29B. GSA PROJECT CONTACT PHONE NUMBER		EXTENSION	29C. GSA PROJECT CONTACT E-MAIL ADDRESS	
30A. GSA APPROVING OFFICIAL'S SIGNATURE				30B. DATE
30C. GSA APPROVING OFFICIAL'S PHONE NUMBER		EXTENSION	30D. GSA APPROVING OFFICIAL'S NAME	
30E. GSA APPROVING OFFICIAL'S E-MAIL ADDRESS		31. SELLER/GENERAL SERVICES ADMINISTRATION BUSINESS PARTNER NETWORK/DUNS NUMBER (BPN/DUNS)		
32A. CERTIFICATE OF COMPLETION SIGNATURE				
32B. SIGNER'S NAME (Type or Print)				32C. COMPLETION DATE

GENERAL TERMS AND CONDITIONS

1. The Requesting Agency (RA) will establish the existence of a *bona fide* need to be satisfied through this Reimbursable Work Authorization (RWA), and otherwise satisfy all internal requirements of the RA regarding documentation of the requirement.
2. The RA will determine and document the need to seek GSA's assistance in performing the work described in this RWA (the Work). Upon request, the RA will provide GSA with copies of such documentation.
3. The RA will provide GSA with such requirements/Statement of Work (SOW), budget/accounting information, points of contact, and other information necessary for GSA to perform the Work.
4. GSA and the RA will work in close cooperation and collaboration throughout the project lifecycle.
5. GSA and the RA agree that the Work will be performed in full compliance with the Competition in Contracting Act and other applicable laws and regulations. In furtherance of so doing:
 - a) GSA will assist the RA in further defining its requirements in a manner that will aid in GSA's timely performance of the Work;
 - b) GSA will perform acquisition planning related to any procurement actions to be undertaken in connection with the Work, including, as appropriate,
 - i) developing and implementing an acquisition strategy responsive to the RA's requirements;
 - ii) conducting market research;
 - iii) developing performance-based solicitation requirements when project requirements allow; and
 - iv) considering all appropriate acquisition vehicles and procurement methods to maximize competition and best value.
 - c) GSA will comply with requirements of the Federal Acquisition Regulation (FAR), the General Services Administration Acquisition Manual (GSAM), and special acquisition requirements of the RA identified, in writing, to GSA.
6. GSA will administer contracts and resolve contractual issues or disputes arising out of GSA's performance of the Work, including:
 - a) enforcing contractual terms and conditions to facilitate the timely delivery of goods and services;
 - b) maintaining contract documentation from project initiation through contract closeout;
 - c) performing contract oversight, including inspection and acceptance of the Work, in accordance with the terms of the contract;
 - d) tracking and reporting on the contractor's performance of the Work; and
 - e) performing contract close-out functions.
7. The RA will not, except as expressly authorized, in writing, by the GSA Contracting Officer, provide instruction or authorization to any GSA contractor regarding performance of the Work.
8. GSA will provide legal support and representation for contract disputes, claims and bid protests arising out of GSA's performance of the Work. The RA will be responsible for all costs associated with termination, disputes, and protests, including settlement costs, except that the RA will not be responsible for costs associated with actions stemming from errors by GSA in performing its responsibilities under this RWA. GSA will consult with the RA before agreeing to a settlement for which RWA funding will be used.
9. The RA will provide cooperation and support to GSA, as required, for GSA to fulfill its contracting responsibilities and otherwise, as necessary, for GSA to perform the Work.
10. The RA will provide funding to cover GSA's direct and indirect costs of performing the Work, including costs associated with RA changes to the Work or increases in cost not attributable to GSA errors in performing its responsibilities under this RWA.
11. GSA will provide an Independent Government Estimate to the RA for the work to be performed or concur with the estimate prepared by the RA. In no event will GSA be required to commence performance of the Work until the RA has provided GSA with funding in an amount sufficient to cover the expected costs of performance.
12. GSA will be a good steward of the RA's funds and provide the RA with periodic updates regarding GSA's further obligation and expenditure of RWA funding. Upon contract completion and close-out of all contracts associated with this RWA, GSA will return to the RA any unused funding.
13. GSA will provide the RA with billing statements and otherwise respond to RA inquiries regarding GSA expenditure of RWA funding.
14. GSA and the RA will advise each other of issues, concerns, or problems related to performance of the Work.
15. This RWA is effective as of the latest date of signature of GSA and the RA, and will remain in effect until completion of the Work or earlier termination in accordance with this paragraph. Any amendments to this RWA, including these General Terms and Conditions, must be in writing and signed by both the RA and GSA. This RWA may be terminated by the RA upon 60 calendar days prior written notice to GSA; provided, that the RA will remain responsible to GSA for any and all direct and indirect costs incurred by GSA in connection with performance of the Work up to the date of termination of the RWA, together with such costs related to termination of contracts entered into by GSA in connection with the Work. Should GSA seek to terminate this RWA, it will do so only with the written agreement of the RA, including costs attributable to each party arising out of any such termination.
16. GSA and the RA agree to use their best efforts to resolve disputes cooperatively at the working levels of their respective organizations regarding the interpretation of this RWA and the roles and responsibilities of the parties hereunder, and, if necessary, to escalate such disputes within their respective organizations. Disputes regarding funding that remain unresolved for more than 90 calendar days will be referred to the respective agency Chief Financial Officers for resolution."
17. If special terms and conditions related to this RWA apply, please include them below or provide as an attachment to this form. Additionally, please annotate in the Description of Requirements (Block 7) that special terms and conditions are provided here on page 3 or as an attachment. If n/a, leave blank or specify "none."

INSTRUCTIONS

GENERAL: Keep a copy for your records and forward one copy to your obligating/paying office.

- | ITEM
NUMBER | SPECIFIC ITEM |
|----------------|--|
| 1. | Enter date of Work request. |
| 2. | For GSA Use Only. Enter RWA Number. |
| 3. | For GSA Use Only. Check whether the RWA is for severable services, non-severable services, or goods. Goods should only be incidental to a larger PBS project. |
| 4. | Enter name of agency requesting the Work. If applicable, enter the specific Agency Bureau name. For example, if an Internal Revenue Service customer, enter "Department of the Treasury, Internal Revenue Service." |
| 5. | Enter location where the Work is to be performed. |
| 6A-E. | Enter the information regarding the agency's representative responsible for the project, including name, address, telephone and fax numbers, and e-mail address. The agency's representative must have authority to make decisions regarding the project. |
| 7. | Provide a <u>summary</u> of the SOW created as a result of requirements development interview(s). The full SOW also should be attached to this form. At a minimum, the Description of Requirements block should include the following components: Location, Type of Work, and Description of Work. For example: <u>Location</u> : Building A, Floor 2; <u>Type of Work</u> : Renovation; <u>Description of Work</u> : Build-out of space to accommodate 50 employees. The Description of Requirements must demonstrate a <i>bona fide</i> need. The <i>bona fide</i> needs rule is statutory (31 U.S.C. § 1502) and is further described in the Government Accountability Office's publication <i>Principles of Federal Appropriations Law</i> , Third Edition, Volume 1, familiarly known as the <i>Red Book</i> as follows:
A fiscal-year appropriation may be obligated only to meet a legitimate, or <i>bona fide</i> , need arising in, or in some cases, arising prior to but continuing to exist in, the fiscal year for which the appropriation was made. (Red Book, p. 5-11)
Because an obligation occurs when GSA accepts a customer's funds, there must be a documented <i>bona fide</i> needs assessment at the time the RWA is accepted. In practice, this means that there must be, at a minimum, a specific, definite and concise description of the requirements associated with the funds at the time of RWA acceptance. |
| 8. | Check if an amended RWA. If yes, indicate the dollar amount of the change, the previous total authorized amount, and the new total authorized amount. |
| 9A. | Enter billing type: O=Intergovernmental Payment and Collection (IPAC); N=Non-IPAC (federal customer paying by check or credit card); I=Interfund (GSA Internal Customer only); and P=Prepaid (non-federal customers paying via check or credit card). FOR CREDIT CARD PAYMENTS: If federal customer, use Billing Type N and pay each bill at the Department of the Treasury's Pay.gov website (Block 10A must be empty). If non-federal customer, use Billing Type P and prepay in full at the Pay.gov website. |
| 9B. | Enter billing terms: A=Advance, M=Monthly, Q=Quarterly. Non-federal customers leave this block empty. |
| 10A. | Enter the 8-character agency location code Treasury Pay-Station Designator. NOTE: If paying by credit card leave this block empty. |
| 10B. | DOD IPAC Only. |
| 10C. | Mandatory for Internal Revenue Service Customers; optional for all others. Enter the appropriate Requisition ID number. |
| 11A-B. | Enter the requested project start and completion dates for severable services (e.g., overtime utilities from March 1st to March 31st). For non-severable services, these dates are optional. NOTE: This should not be used as the agreed-upon initial contract award date; that information should be entered in Block 24A. |
| 12. | Enter the total dollar amount approved for funding. This dollar amount must match the cost estimate provided by GSA. |
| 13A. | This data will print on most billings. Enter agency accounting information (limited to 130 characters). For GSA Internal/Interfund customers, the agency accounting data must include, at a minimum, Organization Code, Function Code, Budget Activity, and the SGL Account. |
| 13B. | Enter the fiscal year of the agency funds. |
| 13C. | Check the appropriate fund type. Fund types may cite one of the following types of appropriations: <ul style="list-style-type: none"> • Annual - An appropriation provided for a specified fiscal year and available for obligation only during the fiscal year for which made. • Multiple Year - An appropriation available for obligation for a definite period in excess of one fiscal year. • No-Year - Funding available for obligation without fiscal year limitation. • RECOVERY ACT - Funding provided through economic recovery legislation. GSA-PBS will issue unique numbers for RWAs tied to economic recovery legislation to ensure that applicable reporting requirements are met. If you mark the RECOVERY ACT checkbox, you also must indicate the type of funding (i.e., annual, multiple year, or no-year) using one of the above checkboxes. |
| 13D. | Enter the expiration date of the <i>obligational authority</i> for the funds, if funds are annual or multiple year. For example, if the funds cite an annual appropriation for FY 2011, the expiration date entered would be 9/30/2011. Do not complete this block if a no-year appropriation is marked in Block 13C. |
| 13E. | Enter the Agency/Customer Business Partner Network/Data Universal Numbering System Number (BPN/DUNS). For DOD, this is the DOD Activity Address Code (DODAAC) number. |
| 13F. | For Ordering Agency Use Only. Enter number that references this purchase (e.g., agency internal control number). |
| 13G. | Enter the Treasury Account Symbol (required for IPAC billings). Valid Treasury Account Symbols can be found on the Department of the Treasury's FAST Book at http://www.fms.treas.gov/fastbook . |
| 14A-E. | Enter the appropriate Requesting Agency finance billing contact information, including the e-mail address of a finance representative who can address any billing issues. |

-
- 15A. Funding Agency Code (FPDS) - Enter a valid 4-digit code from the FPDS-NG Agency Code Table for the agency that is providing the majority of funds to be obligated by this transaction. Contact your Agency's FPDS Administrator and/or your agency Acquisition Community for assistance with identifying your agency specific code.
- 15B. Funding Office Code (FPDS) - Enter a valid alphanumeric code from the FPDS-NG Funding Office Code Table (maximum of 6 characters). This code identifies the office (or other organization entity) that provided the majority of funds. If the Funding Agency is a non-DoD agency, the code is the DoD Activity Address Code (DODAAC). Contact your Agency's FPDS Administrator and/or your agency Acquisition Community for assistance with identifying your agency specific code.
-

GSA Internal Customer or Interfund Customer

16. Enter the 2-character Fedcode.
17. Mandatory for all General Services Administration internal customers. Enter the 8-position Pegasys Document number.
18. Enter the Pegasys accounting line number. This field is optional and is limited to 2 positions.
19. Enter the 4-position fund code.
20. Enter the 1-position interfund year. This is the last position of the fund code entered in Block 20.
- 21A. Enter the signature of authorized Agency representative who is certifying the validity of the order form and the availability of fund. Further written assurances may be required - see the certification paragraph preceding Block 21A.
- 21B. Enter date the RWA form was signed.
- 21C-E. Enter the name, e-mail address, and phone number of the Agency certifying official who has signed the form.
-

General Services Administration/Public Buildings Service

22. Enter Project Control Number.
- 23A. Enter summary-level GSA organization code.
- 23B. Enter the lease number (if applicable).
- 23C. Check the appropriate budget activity code.
- 23D. Enter the 4-character work item number used to track repair and alteration tasks.
- 23E. Enter the 6-character Billed Office Address Code (BOAC).
- 23F. Enter the correspondence symbol.
- 23G. Enter the 4-character Agency Bureau Code.
- 24A. Enter the initial contract award date agreed upon by GSA-PBS and the RA. Per GSA acquisition policy, GSA-PBS has a "reasonable time, based on the complexities of the requirement," to obligate contractually funds accepted from an RA.
- 24B. Enter the estimated completion date agreed upon by GSA-PBS and the RA.
25. Enter a brief project description (limited to 25 characters).
26. Check the appropriate action block.
27. Check as appropriate.
- 28A-F. If multiple buildings or multiple functions are cited, enter organization code, building number, function code, object class and total amount for each building or function. The form limit is 15 lines. If additional lines are needed, please attach a spreadsheet providing the information requested in Blocks 28A-F.
- 29A-C. Enter the name, telephone number, and e-mail address of a project contact who can answer questions regarding all work planned or performed under this RWA.
- 30A. Enter the signature of the GSA approving official. GSA's signature indicates GSA's acceptance of the terms and conditions set forth on page 3 of the RWA.
- 30B. Enter the date of signature.
- 30C-E. Enter the name, telephone number, and e-mail address of the GSA approving official.
31. Enter the seller/GSA Business Partner Network/Data Universal Numbering System Number (BPN/DUNS).
- 32A-C. Enter the certification of completion signature, certifying name, and completion date.
-



U.S. GENERAL SERVICES ADMINISTRATION

PROJECT ESTIMATE SUMMARY

RWA Number:	N1005693
Project Name:	EBSA Release of Space
Project Number:	N/A
OA Number:	AMI04605
CBR Number:	N/A
Building:	Comerica Building
City / State:	Detroit, MI
Tenant (If Applicable):	EBSA
Prepared By:	Joseph Mulligan
Date Created:	Tuesday, May 27, 2014

Choose Appropriate TI Scenario
4-POST-INITIAL OCCUPANCY, owned or leased

("See Directions Tab for TI Definitions")

Revision Date:	5/27/2014
----------------	-----------

COST ASSOCIATED WITH CONSTRUCTION

		GSA (Shell) Costs	Tenant (RWA) Costs								
1	E.C.C.A: (Estimated Cost of Construction at Award)	\$									
2	CONSTRUCTION CONTINGENCY: Select method from menu and enter appropriate value in line 2.	<table><tr><td>Choose Method</td><td>\$</td><td>\$0.00</td><td>10%</td></tr><tr><td>1-Percent of Line 1</td><td></td><td></td><td></td></tr></table>	Choose Method	\$	\$0.00	10%	1-Percent of Line 1				(b) (4)
Choose Method	\$	\$0.00	10%								
1-Percent of Line 1											
3	ESTIMATED CONSTRUCTION COST: (Line 1 + Line 2)	\$	\$0.00								
4	SPACE PLANNING COST: (Programming through Design Intent)	\$	\$0.00								
5	DESIGN: (All costs associated with design narratives, models, calculations, specifications, construction drawings and cost estimates). Select cost method from menu and enter appropriate value in line 5.	<table><tr><td>Choose Method</td><td>\$</td><td></td><td></td></tr><tr><td>Not Applicable</td><td>\$</td><td></td><td></td></tr></table>	Choose Method	\$			Not Applicable	\$			
Choose Method	\$										
Not Applicable	\$										
6	CONST. MGT. AND INSPECTION: Select method from menu and enter appropriate value in line 6.	<table><tr><td>Choose Method</td><td>\$</td><td>\$0.00</td><td></td></tr><tr><td>2-Negotiated Lump Sum</td><td></td><td></td><td></td></tr></table>	Choose Method	\$	\$0.00		2-Negotiated Lump Sum				
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Record Documents, Post Construction Contracting Services											
8	PBS TRAVEL ASSOCIATED WITH THE TI WORK (if applicable):	\$									
9	TOTAL DESIGN AND CONST. COSTS: (Lines 3 through Line 8)	\$	\$0.00								
10	TI ALLOWANCE:										
11	AMOUNT OF TI ALLOWANCE CUSTOMER WILLING/ABLE TO BUY DOWN IN EXCESS OF WHAT IS NECESSARY:										
12	TI TO BE AMORTIZED IN RENT:										
13	REIMBURSABLE CONSTRUCTION COST:										
14	PBS PROJECT MANAGEMENT FEE: 4% (not applicable in all scenarios)										
15	REIMBURSABLE COST WITH PBS PROJ. MGMT. FEE:	\$	\$35,731.70								

Per PBS Pricing Policy all amounts shown above in the 'Costs Associated with Construction' section incur the PBS Project Management Fee (line 13).

COSTS ASSOCIATED WITH TENANT PERSONAL PROPERTY

16	MOVING:						
17	TELEPHONES:						
18	FURNITURE:						
19	IT:						
20	SECURITY:						
21	OTHER: (Identify) <table><tr><td>Move Contingency</td></tr></table>	Move Contingency					
Move Contingency							
22	GSA TRAVEL COST:						
23	OTHER GSA LABOR COST:						
24	PERSONAL PROPERTY COST CONTINGENCY:	<table><tr><td>Choose Method</td><td></td></tr><tr><td>Not Applicable</td><td></td></tr></table>	Choose Method		Not Applicable		
Choose Method							
Not Applicable							
25	TOTAL COSTS ASSOC. WITH TENANT PERSONAL PROPERTY: (Line 16 through Line 24)	\$	\$1,391.50				

Per PBS Pricing Policy all amounts shown above in the 'Costs Associated with Tenant Personal Property' section do NOT incur the PBS Project Management Fee.

TOTAL REIMBURSABLE COSTS

26	TOTAL REIMBURSABLE PROJECT COST TO CALCULATE OVERHEAD: (Line 15 + Line 25)	\$	\$37,123.20						
27	PBS OVERHEAD FEE (Select Fee Type):	<table><tr><td>Choose Method</td><td>\$</td><td>\$2,973.62</td></tr><tr><td>1-Sliding Scale Fee</td><td></td><td></td></tr></table>	Choose Method	\$	\$2,973.62	1-Sliding Scale Fee			
Choose Method	\$	\$2,973.62							
1-Sliding Scale Fee									
28	TOTAL REIMBURSABLE COST TO AGENCY: (Line 26 +Line 27)	\$	\$40,096.82						

(Note: Costs should be input only where applicable. Not every project will have costs in every line item.)

	Result Cells
	Input Cells

PROJECT DESCRIPTION OF REQUIREMENTS

Relocation and Renovation of EBSA Space at the Comerica Building.

CERTIFYING OFFICIAL

This is a Government Cost Estimate (GCE) which was established as a result of our interview with customer representative (s). Unfortunately, due to the many variables which can impact a project, actual costs may vary from the estimated costs above. Therefore, I certify that this estimate represents our best judgment of the anticipated reimbursable costs that will be charged to the customer. I further certify that the source documentation to support actual charges can be found in the contract and/or RWA file.

Certifying Official (Signature)

Date



June 18, 2014

Neal Deodhar
Contracting Officer
U.S. General Services Administration
Acquisition Management Division
Chicagoland and Customer Projects Branch
John C. Kluczynski Federal Building
230 South Dearborn Street, Room 3300
Chicago, Illinois 60604

cc: Natasha Wright, Tina Church

Re: Department of Labor, 13th Floor Suite
Detroit, MI

Dear Mr. Deodhar:

Thank you for the opportunity prepare the attached baseline estimate for the interior renovations to the 13th floor suite for the Department of Labor in Detroit, MI. We have prepared a cost estimate of **\$40,676** for the interior modifications.

We have used several sources for our cost estimate: RS Means Cost Data for 2nd quarter 2014 for Detroit and Davis Bacon Wage rates for Wayne County from General Decision MI20130101 dated 6/13/2014. We used the hand-sketched floor plan and scope obtained in a June 9 conference call with Ms Church.

In reviewing and estimating the scope, we offer the following additional information:

CLARIFICATIONS/ ASSUMPTIONS

1. A payment and performance bond is not included.
2. A project contingency of 10% is included because of the preliminary nature of the project documentation.
3. Permit costs are included per the fee schedules provided by the city of Detroit Buildings, Safety, Engineering & Environmental Department.
4. Work is assumed to take place during regular working hours. Labor premiums for overtime or weekend work are not included.

5. The ceiling height is assumed to be 9'-0".
6. The Liebert unit is assumed to be the HD448D0C0KE865 model with integrated UPS. The equipment data sheet provided did not identify which of two models was selected. There is a savings of approximately \$1,494 if the model HD448D000KD945 is preferred.

FAIRNESS/REASONABLENESS DETERMINATION

AED is unable to make a determination of fairness and reasonableness with the documentation provided by the lessor. There is an \$8,177 difference between AED's estimate and the lessor's proposal, yet there are several significant scope items that need to be reviewed and reconciled with the lessor and lessee. Once these have been reviewed, and GSA has given direction on whether these should be added to the lessor's proposal or removed from AED's estimate, a determination of fairness and reasonableness can be made. Following are the items in question:

1. The May 27 proposal does not clarify if a plan review fee, building permit, and trade permits are included. Because the removal of an interior wall may affect fire sprinkler coverage, exiting, and occupancy, AED believes that this project may be viewed as an interior alteration requiring a permit. AED includes \$1,683 for permits.
2. The May 27 proposal does not include a contingency. Based on the preliminary nature of the project documentation, a contingency is recommended. AED includes \$3,698, or 10%, for contingency.
3. The May 27 proposal does not clarify that Davis-Bacon wage rates are included. It is AED's understanding that all work done by or for the GSA must comply with Davis-Bacon. AED advises that the GSA confirm this inclusion with the lessor.
4. The May 27 proposal does not address fire suppression. When a wall is removed, it is likely that sprinkler heads may need to be relocated to accommodate the larger room and achieve required coverage. AED assumes that two sprinkler heads will be affected and includes \$196.00 for this modification.
5. The May 27 proposal does not address modifications to the existing air distribution system or balancing. (Balancing by the lessor was discussed in the June 9 conference call with Tina Church, but it is not documented on the proposal). When a wall is removed, it is likely that the return and supply ducts may need to be relocated, and the entire system balanced. AED includes \$1,854 for this work.
6. The May 27 proposal does not address life safety systems. Because the removal of the wall creates a large interior space and potential for higher occupancy, notification devices such as fire alarm strobe/horn and exit sign may be required. AED includes an allowance of \$559 for these items if required.

7. The May 27 proposal includes a subcontractor quote by Expert Heating & Cooling. This subcontractor quote appears to exclude labor to move the new Liebert unit, ducting, and a outlet for the unit. The lessor has carried Expert Heating & Cooling's number directly and does not appear to have made allowances or additions for this labor and ducting.
8. The May 27 proposal and subcontractor's quote do not specify which model of Liebert computer room locker is included. Two models are identified on the equipment cut sheet. See #6 above for AED's assumption.

Please let us know if you have any questions or comments on this package.

Regards,

ADVANCED ENGINEERING DESIGN INC. (AED)

Jennifer A. Grove-Bradshaw

Jenny Grove-Bradshaw
Sr. Estimator



ORIGINATING OFFICE:
GREAT LAKES REGION

PROJECT NUMBER
0.00

SUMMARY - TI
DOL-13th Floor
0.00
Detroit, MI

DATE
18-Jun-14

MATERIAL	LABOR	EQUIPMENT	TOTAL
----------	-------	-----------	-------

(b) (4)

1. Summary Page Totals:
2. Bonding (0.0% as required, of line 1)
3. E.C.C.A. (Estimated Construction Contract Award, total of lines 1 & 2)
4. Contingency (10% of E.C.C.A., line 3)
5. E.C.C. (Estimated Construction Cost, total of lines 3 & 4)

E.C.C. (Estimated Construction Cost)

\$ 40,676



ESTIMATE
WORKSHEET

ORIGINATING OFFICE:
GREAT LAKES REGION

PROJECT & CITY -
DOL - 13th Floor
0
Detroit, MI

DATE SUBMITTED:
18-Jun-14

PROJECT NO:
0

T1 - UNIT COST

ESTIMATE VALID TO:
Dec-14

ESTIMATED BY:
CHECKED BY:
J Grove-Bradshaw
R Waters

Division	Means Line Number	Description	Quantity	Unit	Bare Material	Bare Labor	Equipment/ Sub-Cont.	Material Subtotal	Labor Subtotal	Equipment/ Cont. Subtotal	Sub- Total	Total
GENERAL												
1	15613600000	Interior Protection- Floors	894.0	SF								358
1	15613600000	Interior Protection- Dust Curtains	360	SF								126
1	17413200000	Clean-Up- Dumpster	1	EA								450
1	17413200000	Clean-Up- Labor	20	HR								1,348
1	17413200000	Clean-Up- Misc Materials	1	LS								250
1	17413200000	Clean-Up- Final	920	SF								690
1	13113200000	Supervision- Foreman	20	HR								1,818
1	14126000000	Plan Review Fee	1	LS								95
1	14126000000	Building Permit	1	LS								810
1	14126000000	Mechanical/Fire Suppression Permit	1	LS								419
1	14126000000	Electrical Permit	1	LS								309
1	14126000000	Final Certificate of Occupancy (ALLOWANCE)	1	LS								50
CARPENTRY												
Wood Doors												
8	81416000000	Veneer Wood Doors- Solid Core- 3'-0" X 7'-0", Prefinished	3	EA								861
Hardware												
8	87100000000	Lockset Prog. Pushbutton Cipher	1	EA								760
8	87100000000	Cipher Lockset Core	5	EA								200
8	87100000000	Closer (Re-Use Existing)	0	EA								
8	87100000000	Door Stop (Re-Use Existing)	0	EA								
8	87100000000	Hinges (Re-Use Existing)	0	EA								



ESTIMATE
WORKSHEET

ORIGINATING OFFICE:
GREAT LAKES REGION

PROJECT & CITY -
DOL- 13th Floor
C

DATE SUBMITTED:
18-Jun-14

PROJECT NO:
0

T1 - UNIT COST

ESTIMATE VALID TO:
Dec-14

ESTIMATED BY:
CHECKED BY:
J Grove-Bradshaw
R Waters

Detroit, MI

Division	Means Line Number	Description	Quantity	Unit	Bare Material	Bare Labor	Equipment/ Sub-Cont.	Material Subtotal	Labor Subtotal	Equipment/ Cont. Subtotal	Sub- Total
Labor/Installation											
8	81213000000	Remove Existing Doors (Qty = 3)	1.5	HR							249
8	81213000000	Remove Frames (Qty = 1)	0.5	HR							83
8	81416000000	Install/Hang New Doors/Re-Use HW (Qty = 3)	3	HR							499
8	81416000000	Install New Lock Cores (Qty = 5)	1.5	HR							125
INTERIORS/FINISHES											
Drywall/ Metal Framing											
9	92910000000	Demo Drywall Partitions	11	LF							332
9	92910000000	Patch/Skim Existing Partitions	1955.9	SF							645
9	92910000000	Patch/Fill Door Opening	1.0	EA							231
Acoustical Ceiling											
9	95123000000	Repair Grid at Demo'd Wall	44.0	SF							77
9	95123000000	Install Acoustical Ceiling Tile- Assume 30% Out for Above-Ceiling (Material by Others)	268.2	SF							502
Carpet/Resilient Flooring											
9	96813000000	Patch/Prep Floor for Carpet	894.0	SF							492
9	96813000000	Carpet- New	109.0	SY							4,316
9	96513000000	Vinyl Base- New	239.1	LF							868
Painting											
9	99123000000	Paint- Drywall Partitions	1955.9	SF							1,076
9	99123000000	Paint- Drywall Blind Pocket	43.5	SF							45
9	99123000000	Paint- HM Frames- Existing	5	EA							358
9	97223103000	Patch Vinyl WC on Corridor Side (Material by Others)	54	SF							53



ESTIMATE
WORKSHEET

ORIGINATING OFFICE:
GREAT LAKES REGION

PROJECT & CITY -
DOL-13th Floor
0
Detroit, MI

DATE SUBMITTED:
18-Jun-14

PROJECT NO:
0

TI - UNIT COST

ESTIMATE VALID TO:
Dec-14

J Grove-Bradshaw
R Waters

ESTIMATED BY:
CHECKED BY:

Division	Means Line Number	Description	Quantity	Unit	Bare Material	Bare Labor	Equipment/ Sub-Cont.	Material Subtotal	Labor Subtotal	Equipment/ Sub-Cont. Subtotal	Total
Furniture/Fixtures											
12	1221131300000	Clean Existing Window Blinds	2	HR							135
12	1251000000000	Relocate Systems Furniture from Previous Suite	6	HR							998
MECHANICAL											
Fire Protection											
21	2111130000000	Minor Modifications- Additions, Deletions, Head Relocation to Accommodate Demo'ed Wall- ALLOWANCE	2	HR							196
HVAC											
23	2337130000000	Minor Modifications to Low Pressure Distribution/Grilles/Diffusers- ALLOWANCE	4	HR							374
23	2381230000000	Mini Computer Room Packaged Enclosure- Equipment	1.0	LS							6,860
23	2381230000000	Mini Computer Room Packaged Enclosure- Set/Install	4	HR							749
23	2331131300000	Air Duct- Condenser- ALLOWANCE	44.0	SF							528
23	2333461010000	Flex Duct- Air Discharge- ALLOWANCE	12.0	LF							117
23	2305930000000	Test & Balance- ALLOWANCE	1	LS							1,480
ELECTRICAL											
Power											
26	2605800000000	Disconnect/Make Safe Outlets/Switches in Walls to be Demo'ed	1.5	HR							134



ESTIMATE
WORKSHEET

ORIGINATING OFFICE:
GREAT LAKES REGION

PROJECT & CITY -
DOL-13th Floor
3
Detroit, MI

DATE SUBMITTED:
18-Jun-14

PROJECT NO: 0

TI - UNIT COST

ESTIMATE VALID TO:
Dec-14

ESTIMATED BY:
CHECKED BY:
J Grove-Bradshaw
R Waters

Division	Means Line Number	Description	Quantity	Unit	Bare Material	Bare Labor	Equipment/ Sub-Cont.	Material Subtotal	Labor Subtotal	Equipment/ Sub-Cont. Subtotal	Total
26	2605330000000	Device- Outlet- Duplex with 20' branch wiring, EMT	7.0	EA							1,386
26	2605330000000	Device- Junction Box- Workstation Power	2.0	EA							107
26	2605800000000	Electrical Connection- CRAC	2.0	HR		\$8					178
Lighting											
26	2651130000000	Minor Modifications to General Office Lighting- ALLOWANCE	4	HR		\$8					357
26	2651130000000	Light Switching- New with EMT, Wiring	5	EA							833
Life Safety											
26	2653130000000	Exit Signs- ALLOWANCE	1	EA							228
28	2831230000000	Horn/Strobe- ALLOWANCE	1	EA							331
Tele/Data Rough-In and Cabling											
26	2605330000000	Device- Outlet- Data Only	1.0	EA							95
26	2605330000000	Device- Outlet- Data/Phone Dual	7.0	EA							862
26	2605330000000	Conduit- Rig. Galv. Steel- 1" with pull string	64.0	LF							1,021
27	2713231305000	CAT6 Cabling	8.0	Drops							1,100
27	2713231305000	Patch Panel	1	EA							414



COMMENTS SHEET

ORIGINATING OFFICE:
GREAT LAKES REGION

DATE: 18-Jun-14
NAME OF PROJECT: DOL- 13th Floor
BUILDING NAME:
CITY, STATE: Detroit, MI
CUSTOMER (IF APPLICABLE)
PROJECT NUMBER:
ESTIMATED BY: J Grove-Bradshaw
CHECKED BY: R Waters
ESTIMATE VALID FOR 6 MONTHS:* December-14

COMMENTS: Preliminary Estimate

This government cost estimate (GCE) represents our best judgment and opinion of probable costs based on your verbal or written scope of work. Please note that the estimate is subject to change until final construction documents are provided, and is not a guarantee of actual construction costs. GSA has no control over material costs, labor, methods of construction or bid procedures.

This Government Cost Estimate may not be shared in whole or in part with any individual except as expressly permitted by GSA's Contracting Officer for this project. Confidentiality of the information contained in this estimate is essential in order to ensure a fair procurement that allows all offerors to compete on level playing field and help the Government procure the required work at a fair and reasonable price. Unauthorized disclosure of any part of this estimate may have serious repercussions, including criminal, civil, or administrative penalties. (The estimate is "source selection information" and its release is covered by the Procurement Integrity Act - 41 U.S.C. 423.)

*Estimates older than 6 months should be revised to reflect escalations in labor and material prices as well as verification of the scope.

Additional Comments by estimator:

See Separate Clarifications and Assumptions document.

All mark-ups for tax, overhead, and profit are included in the material, labor, and subcontractor unit prices.

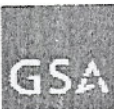
Ctrl+i

ISSUED FOR USE: FEBRUARY 28, 2008

A/E REV 9 1/14/09

"OFFICIAL USE ONLY"

Page 1 of 1 Pages



U.S. GENERAL SERVICES ADMINISTRATION

PROJECT ESTIMATE SUMMARY

RWA Number:	N1005693
Project Name:	EBSA Release of Space
Project Number:	N/A
OA Number:	AMI04605
CBR Number:	N/A
Building:	Comerica Building
City / State:	Detroit, MI
Tenant (if Applicable):	EBSA
Prepared By:	Joseph Mulligan
Date Created:	Tuesday, May 27, 2014

Choose Appropriate TI Scenario
4-POST-INITIAL OCCUPANCY, owned or leased

(**See Directions Tab for TI Definitions**)

Revision Date:	5/27/2014
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17	TELEPHONES:							
18	FURNITURE:							
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22	GSA TRAVEL COST:							
23	OTHER GSA LABOR COST:							
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Choose Method								
Not Applicable								
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Per PBS Pricing Policy all amounts shown above in the 'Costs Associated with Tenant Personal Property' section do NOT incur the PBS Project Management Fee.

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Choose Method	\$	\$2,973.62							
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28	TOTAL REIMBURSABLE COST TO AGENCY: (Line 26 + Line 27)	\$	\$40,096.82						

(Note: Costs should be input only where applicable. Not every project will have costs in every line item.)

<input type="checkbox"/>	Result Cells
<input type="checkbox"/>	Input Cells

PROJECT DESCRIPTION OF REQUIREMENTS

Relocation and Renovation of EBSA Space at the Comerica Building.

CERTIFYING OFFICIAL

This is a Government Cost Estimate (GCE) which was established as a result of our interview with customer representative (s). Unfortunately, due to the many variables which can impact a project, actual costs may vary from the estimated costs above. Therefore, I certify that this estimate represents our best judgment of the anticipated reimbursable costs that will be charged to the customer. I further certify that the source documentation to support actual charges can be found in the contract and/or RWA file.

Certifying Official (Signature)

Date

Form Last Updated/Effective On: 12/15/2009
Last Updated By: Reimbursable Services Division (PMCD) and
Pricing Policy and Tools Division (PTAA)

Estimate

TUESDAY, MAY 06, 2014

[illegible]

NATIONWIDE DOORS, INC
4875 Carpenter Road
Suite B
Ypsilanti, MI 48197
734-434-6300 Phone
734-434-7300 Fax

Estimate

Date	Estimate #
5/20/2014	26669

Project
13th Floor

P.O. No.

Rep	Terms
CTP	Net 30

[illegible]

Prices Guaranteed for 30 Days. First order requires balance C.O.D. Prices based on customer pick-up unless noted. This order will be processed by Nationwide Doors, Inc. upon receipt of a SIGNED copy of this form. IF DELIVERY IS INVOLVED IT IS TAILGATE ONLY.

211 Fort Washington Asse.
211 W. Fort St.
Detroit, Mi. 48226
Attn: Tim Mann

Price Quotation.

1. Furnish 3 building standard SFIC compatible lever style locksets
Us 26d finish. Less core.

(b) (4) each

2. Furnish 5 SFIC building standard core assy. 26d fin. combined to suit.

(b) (4) each

We hope this meets with Your approval, Thank You for allowing Us to be Your
Locksmiths

Michael Novak C.R.L. 
Mikey's Lock and Key Services Inc.
1401 Gratiot Ave.
Detroit, Mi. 48207
313 567 8366
313 530 6661

The Carpet Workroom, Inc.

23000 Venture Dr. Novi, MI 48375 Phone: (248) 349-5212 Fax: (248) 349-5262

May 20, 2014

211 Fort Street
Detroit, MI

Attn: Tim Mann
Fax: 313-965-1076

Proposal # 15492-14
211 Fort Street
13th Floor
Dept. of Labor
Detroit, MI

Materials: 111 Yds Supply Building Standard Carpet
266 Ft Supply Standard Cove Base
111 Yds Freight

Labor: 111 Yds Demo Carpet
111 Yds Dispose of Carpet
111 Yds Install Carpet
266 Ft Install Base
266 Ft Base Rip (dispose on site)
1,020 Ft Skimcoat

(b) (4)

TOTAL MATERIAL AND LABOR \$ 4,275.00

not included:

Floor Prep.

(b) (4)

Materials for floor prep. to be billed separately.

The above bid contains material and labor for non pattern carpet at stadard rates.
An additional 30% will be added for overtime.

Upon acceptance of this bid, please fax a purchase order or refax this proposal with the appropriate signature below. Our fax number is (248) 349-5262.

Thank you for the opportunity to quote. Proposal submitted by John Lukasik.

Dept. of Labor accepts this bid:

For Office Use Only:

____Field Measure ____Take Off

Authorized Signature

Wood Furniture Services, Inc.

P.O. Box 5153
Warren, MI 48090-5153

Estimate

Date	Estimate #
5/23/2014	2505

Name / Address
Fort Washington Associates Attention: Tim Mann 211 W. Fort St. Detroit, MI 48226

Ship To
13th Floor

P.O. No.	Terms	Rep	Project	Phone	Fax	
	Net 30	RJR		(313) 965-5120	(313) 965-1076	
Quantity	Item Code	Description			Price Each	Amount
1	Service	Labor to disassemble Haworth system furniture, move it into new space on same floor and install it. Three offices and open area. Move wood office furniture into one office. Note - Labor to move excess furniture can be quoted separately.			1,100.00	1,100.00
Please call Bob Robine at (248) 288-9090 with any questions, or for scheduling info.				Subtotal	\$1,100.00	
				Sales Tax (6.0%)	\$0.00	

Approved by _____

211 Fort Washington Associates, LLC
211 West Fort Street, Suite 1604
Detroit, MI 48226
313-965-5120

Quest:

May 27, 2014

Tina Church
General Services Administration
230 S Dearborn Street, Room
Chicago, IL

Dear Tina:

We are pleased to provide this proposal to you for the renovation and build-out of 920 rsf on the 13th floor for the Department of Labor. Pricing is as follows:

- Carpentry – which includes skim coating walls to a paint ready finish, install new doors and hardware, repair ceiling grid and install ceiling tiles, prime and paint all walls and paint window pockets.
- In lieu of archway we will demo existing demising wall and hallway door. Fill in door opening with drywall and install owner supplied vinyl on hallway side. Rework ceiling grid to match existing.
- Provide three new doors
- Provide three new locksets and five cores
- Provide electrical, phone and data as needed. Provide light switching for all offices
- Install 111 yards of building standard carpet and 266 feet of new cove base
- Provide labor to relocate existing furniture from old suite to new
- Provide and install Liebert self-contained unit for cooling of data equipment.

SUBTOTAL

15% overhead and profit

TOTAL

(b) (4)

\$32,499.00

Please feel free to contact me if you should have any questions or concerns.

Sincerely,

Tim Mann

Tim Mann
Building Manager

Quest: Est: The back up Sub contractor
back up: Lessor Employees.
(hardest Part)-
Estimate - line item it out
warm it shell

? (Blinds)?

? (Cipher)? →



24400 Northline Rd., Taylor, MI 48180
734-676-4488 Fax 734-676-6183

May 21, 2014

Quote # 52114d

211 Fort Washington Associates
211 W. Fort St.
Detroit, MI 48121
Attention: Tim Mann

SUBJECT: OTIS IT room cooling equipment

Dear Tim,

Per your request, Expert Heating and Cooling is pleased to offer the following proposal for IT room air conditioning. The following scope of work would apply:

Scope of Work Option #1 (New self-contained Liebert unit see attached brochure)

- Customer to provide labor to move new unit in to place
- Customer to provide labor to route condenser air duct into ceiling cavity
- Expert to provide flex duct for condenser air discharge duct
- Customer to provide 115v outlet for new unit
- Expert to provide system start-up labor
- Full factory warranty on equipment (5 year compressor, 1 year all other parts)
- Expert one year labor warranty
- Total Cost, Labor and Material..... \$9,950.00

(Nine Thousand Nine Hundred Fifty Dollars) Price valid for 30 days.

Not included in this proposal

- ☐ High Voltage electrical supply by others
- ☐ Any additional repairs or upgrades due to existing code violations not covered in this quotation

Purchaser to provide

Free access for labor and materials.

Hours of work

This proposal assumes free access to the site to perform our work within normal working hours, 8:00 a.m. - 4:30 p.m., Monday through Friday.

TERMS

Due upon completion.

Telephone
Equipment
Wall Mounted

(b) (7)

WALL MOUNT
LAT. FILE BINS